



# City of Hudson, Ohio

## CD Meeting Agenda - Final Architectural & Historic Board of Review

*David Drummond, Chair*  
*Allyn Marzulla, Vice Chair*  
*Arthur Morris, Secretary*  
*Christopher Bach*  
*John Caputo*  
*Nicole Davis*  
*James Grant*

*Nicholas Sugar, Associate Planner*

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Wednesday, December 12, 2018

7:30 PM

Town Hall

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**I. Call To Order**

**II. Roll Call**

**III. Public Comment**

**IV. Consent Applications**

- A. [5426](#)      **7600 Mannheim Court**  
Accessory Structure (Covered Deck)  
Submitted by Douglas Fleming, Robert's Remodeling & Construction  
a) *Staff recommends approval as submitted.*  
Attachments: [7600 Mannheim Court Submittal](#)

**V. Old Business**

- A. [5191](#)      **7303 Walters Road (SV-Lot 91 E of Walters Road)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by David Nystrom, Alair Homes  
a) *Staff notes revisions include a deeper front porch and decreased size of garage, reducing forward projection to 12' 4". The overall design and location of home minimize the significance of the forward projection.*  
b) *Staff notes the degree of variation is comparable to recent approvals. A reference document has been provided showing recently approved projections.*  
c) *Additional photos have been added to the submittal to provide accurate site perspectives.*  
Attachments: [7303 Walters Road Submittal](#)  
[Previous Plans From 11-14-18 Meeting](#)

*Legislative History*

11/14/18

Architectural &amp; Historic Board of Review

continued

**VI. New Business**

- A. [5371](#)                    **358 Atterbury Boulevard**  
Alteration (Siding, Window/Door Replacement)  
Submitted by Samantha Ayotte, Peninsula Architects**
- a) Architectural Design Standards require the materials used in any mass to be applied consistently on that mass and all sides of the structure. Proposal applies Board and Batten siding on only a portion of front and rear elevations.*
  - b) Architectural Design Standards Require the walls of the main body to be all one material, however, a second material may be used to emphasize entryways, horizontal divisions of the building, gable ends or projections.*
- Attachments:* [358 Atterbury Blvd Submittal](#)
- B. [5423](#)                    **6568 Dunbarton Drive**  
Addition (Exercise and Craft Rooms)  
Submitted by Lisa Stuthard, Prestige Homes**
- a) Staff notes plans will be revised to show an enclosed walkway with entry into main house in lieu of proposed open breezeway.*
  - b) Architectural Design Standards require wings to be at the same height, or lower in height, than the main mass. Revise elevations to show existing home mass in relation to proposed addition.*
- Attachments:* [6568 Dunbarton Submittal](#)
- C. [5394](#)                    **5572 Timberline Trail (Reserve at River Oaks, Phase III, Lot 122)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Jamey Heinzman, Pulte Homes**
- a) Staff recommends approval as submitted.*
- Attachments:* [5572 Timberline Trail Submittal](#)
- D. [5395](#)                    **6390 Ridgeline Drive (Reserve at River Oaks, Phase III, Lot 142)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Jamey Heinzman, Pulte Homes**
- a) Staff recommends approval as submitted.*
- Attachments:* [6390 Ridgeline Drive Submittal](#)
- E. [5396](#)                    **5500 Timberline Trail (Reserve at River Oaks, Phase III, Lot 134)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Jamey Heinzman, Pulte Homes**
- a) Staff recommends approval as submitted.*
- Attachments:* [5500 Timberline Trail Submittal](#)
- F. [5397](#)                    **6411 Forest Edge Drive (Reserve of River Oaks, Phase III, Lot 112)**  
New Residential Construction (Two-Story, Single Family Home)**

Submitted by Jamey Heinzman, Pulte Homes

a) *Staff recommends approval as submitted.*

Attachments: [6411 Forest Edge Drive Submittal](#)

G. [5370](#)

**102 Ravenna Street (Lot 46 SW of Ravenna Street)**

New Residential Construction (1.5 Story, Single Family Home)

Submitted by Samantha Ayotte, Peninsula Architects

a) *Staff notes the proposal received variances on 10-18-18 for a front facing garage and angled orientation along Ravenna Street.*

b) *Staff notes dominant forward projection, however, it is only located 5 feet from the main body on right side.*

c) *Architectural Design Standards require details to be consistently applied. Revise elevations to show consistent application of window shutters around each match.*

d) *Provide details for proposed garage door.*

Attachments: [102 Ravenna Street Submittal](#)

H. [5418](#)

**120 North Hayden Parkway**

Addition (East Woods Elementary School Natatorium)

Submitted by Eric Beach, Hasenstab Architects

a) *Question how materials will be transitioned where addition meets existing structure at the north elevation where no inset is proposed.*

b) *Question need for varying roof heights. Proposed addition is 3 feet taller than existing building.*

c) *Face brick pattern on west elevation appears stark and is not utilized on any other elevation. Question if a softer design approach can be implemented, including shade trees along façade's tree lawn.*

d) *Submit sightline perspective from western property line to confirm roof mounted equipment is not visible from public view.*

e) *Submit specifications/product sheet for face brick.*

f) *Subject to complete site plan review by Engineering and Community Development Departments.*

Attachments: [120 North Hayden Parkway Submittal](#)

[Site Photos](#)

I. [4922](#)

**77 North Oviatt Street**

New Construction (Hudson Middle School)

Submitted by John Peterson, GPD Group

*Application for the Hudson Middle School will be introduced to the Board by the project team, GPD Group. Preliminary staff comments have been provided as follows:*

a) *Question if front entry pediment should be lowered to better align with cornice and help balance scale of front entry windows.*

b) *Question if a more traditional window should be proposed at front entry and secondary building entrances, including transom and sidelites.*

- c) *Question large expanses without windows around auxiliary gym.*
- d) *Question false covered walkway on north elevation.*
- e) *Suggest added projection/cornice to break up gymnasium mass (front elevation).*
- f) *The following should be submitted as part of the final review:*
  - a. *Landscape Plan*
  - b. *Roof Plan*
  - c. *Building Cross Sections*
  - d. *Sightline Perspective from southern residential property line*

Attachments: [Building Renderings](#)

[Site Plan/Floor Plan](#)

[Materials Packet](#)

## VII. Other Business

### A. [3897](#)

#### **44 Clinton Street - Informal Discussion**

New Construction (Two-Story, Commercial Building)

Submitted by Laura Yeager Smith

- a) *Architectural Design Standards note the storefront type typically has an upper floor distinct in design from the lower floor. Suggest added element such as a stringcourse to separate/distinguish first floor from second floor. Also, question material change on rear elevation relating to this requirement.*
- b) *Suggest window lintels on second floor to help distinguish from first floor as well as tie into existing buildings on North Main Street and First and Main.*
- c) *Architectural Design Standards require the street facing entrance to be the primary entrance. Proposed design suggests rear entrance is primary entrance, as this entrance has additional architectural elements. Suggest moving cornice from rear entrance to street facing entrance.*
- d) *Architectural Design Standards require storefront type to be divided into storefront bays up to 40 feet in width. Staff notes only one storefront entrance on 76-foot-wide street facing elevation.*
- e) *The following should be submitted as part of the final review:*
  - a. *Sightline Study*
  - b. *Building Cross Section*
  - c. *Material Samples*

Attachments: [44 Clinton Street Submittal](#)

### B. [3906](#)

#### **Minutes of Previous Architectural & Historic Board of Review Meeting: November 14, 2018**

Attachments: [AHBR Minutes November 14, 2018 - Final](#)

## VIII. Adjournment

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*The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a vision to the future, and professionalism in volunteer and public service.*